

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: September 26, 2013

Meeting No.: 172

Project: Exelon Headquarters Building

Phase: Revised Final

Location: Harbor Point

PRESENTATION:

Todd Harvey, of BHC Architects introduced the major programmatic revision to the previously approved Final design of the Exelon Tower. John Martin, architect with Elkus/Manfredi described the proposed changes as involving the replacement of previously planned speculative office space with 103 residential units composed of efficiency and one-bedroom living units. The residential units would be expressed mainly on the faces of the project where the previous speculative office space flanked the parking garage structure on Point Street and Central Park West, above the retail ground floor and below the main floors of the Exelon Tower and its lower-massed trading floor facing Central Park. The entrance to the residential use would be located on Dock Street.

In addition, changes to the Exelon Tower's main entrance were shared, illustrating a two storied "glass box" extending into the sidewalk facing Central Park. A black granite "carpet" would continue from within the interior glass box to the curb's edge and a future sculpture with an "energy" theme would be suspended from the ceiling. The previously proposed street side canopy would be eliminated.

COMMENTS FROM THE PANEL:

The Panel welcomed the introduction of the residential use into the project contributing to its mixed-use nature. However, several design concerns were voiced and were suggested as the basis for further study and development:

- a. **Design Massing Concept Inconsistency** –the Panel questioned how well the proposed residential fenestration and night lighting patterns would affect the original, and approved, design concept of "three expressed masses" which initially sought to provide the impression of variety along the Central Park frontage. The suggested "unification" of the facades appears to suggest abandonment of the original intent. Study ways to reinforce the differences in the masses and expression of the three components...particularly the lower mass under the trading floor.
- b. **Fenestration Relationships** – the apparent horizontal insertion of the residential expression seems in conflict with the original vertical focus and the "street to top" expression of the corner tower. Continue to study the differing glazing and mullion patterns to diminish the differences or commit to an overall pattern that grows out of the residential fenestration needs. Study also how the building turns the corner onto Wills Street.
- c. **Impact of Residential Use into the project** – some questions were raised as to whether the impact of adding residential into the project should suggest more change such as rooftop amenity, balconies, more substantial separation between retail and residential uses, more solidity in expression for example, if the addition is to be truly meaningful. Study the implications of these concerns.

- d. **Main Entrance**– Although there was support for a stronger expression at the building entrance there was also concern voiced that a canopy was not included as part of a curbside “welcome” element to the adjoining Central Park.

PANEL ACTION:

Recommend continued Revised Final review based on the above comments.

Attending:

Jonathan Fletcher, Marco Greenberg - Beatty Development Group LLC

Todd Harvey – BHC Architects

Justin Wilson, Richard Jones, Kevin Mokos, Saba Hamidi – Mahan Rykiel

John Martin, John Taylor - Elkus Manfredi Architects

Chris Krupinski – RK&K

Kevin Litten – BBJ

Dan Taylor – Baltimore Development Corp.

Ms. Jones Allen, Messrs. Bowden & Haresign - UDARP Panel Members

Tom Stosur, Anthony Cataldo, Christina Gaymon, Wolde Ararsa, Theo Ngongang, Amy Gilder-Busatti, Alex Hoffman, Carmen Morosan –Planning Department